

**WILLARD CITY CORPORATION PC030515**

DATE: March 5, 2015  
TIME: 6:30 p.m.  
PLACE: Willard City Hall  
ATTENDANCE: Chairperson – Terry Ross  
Commissioners: Sidney Bodily, Leslie Meyer, Jasmine Baker, Gary Hart, Chandler Bingham  
Bryce Wheelwright - City Planner (non-voting member)  
  
Gaylene Nebeker - Planning Commission Secretary  
EXCUSED: Michelle Mund – City Council member (non-voting member)  
CITIZENS: See attached sheet

1. **Prayer** – Sid Bodily
2. **Pledge of Allegiance** – lead by Jasmine Baker
3. **General Public Comment (Input for items not on the agenda)**
4. **Discussion Item**
  - a. **Review of proposed changes to Section 12-000 Willard City General Plan and set for public hearing**

The draft copy was presented for review. Chairperson Ross stated he wanted to see what the ordinance looked like and then he would like to review it again and make additional changes. Chairperson Ross asked what the time frame was to get comments in. City Planner Wheelwright stated there would be a work session held prior to the March 12<sup>th</sup> City Council meeting. Commissioner Meyer suggested a clean version be distributed before that work session. The Planning Commission reviewed each page of the ordinance and made changes. Chairperson Ross asked for a motion.

**A motion was made by Commissioner Meyer to revise the Land Use Ordinance as suggested and be distributed prior to the work session on March 12, 2015. The motion was seconded by Commissioner Bodily. The motion carried.**
5. **Approval of Minutes**

**The minutes of the February 5, 2015 and February 19, 2015 Planning Commission meeting were reviewed. A motion was made by Commissioner Bodily to approve the above minutes as amended. The motion was seconded by Commissioner Baker. The motion carried.**
6. **Commissioner Comments/Staff Comments**

Chairperson Ross went into Google Earth to show several of the developments in the Salt Lake area that Ryan Tingey talked about at the February 19, 2015 Planning Commission meeting. From an overall standpoint he could not see any open space. A questions was asked about the widths of the roads at Doug Young’s Development. City Planner Wheelwright stated the collector roads are 50 ft. wide and the main roads are 60 ft. Chairperson Ross asked Commissioner Hart how wide the streets were in Willard Peak Ranches. It was stated they were 24 ft. wide with some as

small as 20 ft. Doug Young is approved for a 50 ft. right of way with 35 ft. of asphalt. He showed on google earth the developments in the Herriman area which show multi-family units with shared driveways, frontages right into the sidewalks, parking and garages at the backs of the homes with access from an alley and a common area inside the development. He felt there was diversification of home styles and lot sizes. It was stated Doug Young's lots were 50ft wide x 110ft. deep with some lots as small as 40 ft. wide with a 6,000 sq. ft. lot. Discussion was held on where you would park or have company on those smaller lots. Commissioner Bingham stated if you look at the aerial view of the aerial view the houses look nice but there are no yards. Commissioner Meyer stated most individuals do not want big yards and felt you can still have a small yard and have it functional, but you do not want to go to the opposite end of the spectrum. Commissioner Bingham stated 10,000 sq. ft. lots is a good compromise and gets homeowners to stay and invest in the community. Commissioner Hart felt houses with the access in the alley become junky and unappealing. Chairperson Ross stated there are different lot sizes and styles of homes within a subdivision and felt there was a need for this in any subdivision and felt a 6,000 sq. ft. lot was too small. Commissioner Hart suggested 4 town homes per lot would work on smaller lots. Chairperson Ross felt if the houses are packed together there is no way you can get into your back yard without going into the common area. Commissioner Bingham felt there was a need for that type housing and felt we should not go less than 10,000 sq. ft. He did not feel a need to change the lot size keep with what the ordinance says of 4 units per acre. City Planner Wheelwright stated you would need to allow for multi-family units.

Chairperson Ross stated from the information received at this meeting none of the Planning Commission members want anything less than the required 10,000 sq. ft. and 4 units per acre. He asked City Planner Wheelwright if there was a conflict with our ordinance. City Planner Wheelwright stated only with the density. If you allow a few multi-family units so they can get their 4 units per acre it is ok. Chairperson Ross asked if we have to allow multi-family units. City Planner Wheelwright stated if they request 4 units per acre on a 10,000 sq. ft. lot we would need to allow a certain amount of multi-family units. Commissioner Meyer stated the city could deny their request for multi-family units. City Planner Wheelwright stated if they are asking for more density the Planning Commission could just tell them no. City Planner Wheelwright asked Commissioner Hart about the duplexes in Willard Peak Ranches and if there were any problems. Commissioner Hart stated the only issue they have is there is no place to park and stated for families just starting out they are great because there is not a lot of maintenance and they make great rental properties. He also stated he has been looking at rentals around Willard and surrounding areas and there is not a lot out there. Chairperson Ross asked if this is something we need to consider. It was stated most individuals think of rentals of trashy but if they are kept up by the owners they seem to be ok. Commissioner Hart stated there are houses in his development that are rentals and the owners live outside Utah and they do not care what happens to the property. City Planner Wheelwright stated in Doug Young's development in their HOA (Home Owners Association) there would not be any rentals but owned. Commissioner Bodily stated the HOA in Doug's development seemed to be run by a higher quality business and not the home owners themselves. Commissioner Hart stated there was nothing set in stone on how things would be ran. Chairperson Ross stated the developer will need to come up with a plan to have 4 units per acre with a few multi-family units.

City Planner Wheelwright presented information on a new request from Ryan Tingey and Doug Young. They are looking at a proposal for a TOD (Transit Oriented District) at 600 South and closer to the freeway. They have talked to Willard Bay State Park, and UDOT and a big box store that are on board with the proposal. They are looking at putting in an off/on ramp at 600 South, pedestrian walkway overpass to Willard Bay State Park with the entrance for the bay being moved from 750 North to 600 South. With the TOD it would mean higher density. Commissioner Bodily asked about Front Runner and where it would be located. City Planner Wheelwright stated the issue UTA was having with Front Runner was having a station at 750 North and one in Perry so they are looking at something closer to the High School. He has been told they like the idea of having one at 600 South which would allow the train to get up to speed before the next stop. He stated the off ramp would be a \$100,000,000 project to get the off ramps and overpass over the freeway and railroad tracks. Commissioner Meyer asked who would pay for it. City Planner Wheelwright stated UDOT would pay \$90,000,000, Willard would need to bond for \$10,000,000 and Box Elder County has a CDA (Commercial Development Agency) that would equate to \$10,000,000 which they would work out through taxation which would come out of the sales taxes of the big box store. It was asked which of the big box stores was interested. City Planner Wheelwright stated he had heard it could be Walmart. Walmart felt it was a good place to put a store to catch those coming north and south along the I-15 corridor.

City Planner Wheelwright talked about the trail system the city has been working on from Perry City to 750 North and stated there is the possibility of it going along 200 West to Weber County. He felt by having this trail put in it would bring in individuals from all over to bike or walk the Bay. Commissioner Meyer asked what the time frame would be. City Planner Wheelwright stated they need to get financial approval first and then approval to build and stated at a recent UDOT meeting the projections for projects go out to 2020 and those projects are already funded so it will be away. Front Runner would be putting in a shared track with Union Pacific and liked the idea of this location because of the switching yard by Flying J. Commissioner Meyer asked if Doug Young was aware of this and has been in on the planning. City Planner Wheelwright stated Doug was aware and has been the one doing the planning. He will be coming in with a re-zone for a TOD (Transit Oriented District). They will be putting in a high density development that would include townhouses, rentals etc. Commissioner Bingham asked how big of an area the TOD would need to be. City Planner Wheelwright stated it would depend on what we approved but he wants it all as a TOD zone. Chairperson Ross felt if the Planning Commission was in favor of the proposal we would need to put high density housing in the area. Commissioner Meyer asked about commercial. It was stated commercial would be part of the TOD. What about the open space. With a TOD the open space would go away. Commissioner Bodily suggested the Planning Commission limit the amount of space for the TOD. City Planner Wheelwright stated Doug Young would like a letter stating if this development comes in Willard City would support it. The Planning Commission would need to have letters of intent from UDOT, UTA, Walmart and Front Runner. He said they have projected Walmart would bring in \$10,000,000 in sales tax which Willard would get a portion of. Chairperson Ross asked about a stop light on Hwy 89. It was stated they would possibly need to put one in. City Planner Wheelwright stated as we build out Willard would need to look at bringing businesses in. He talked about the need to put in a frontage road along 500 West for a business

district and there was concern about how the road could be put in with the houses in the area. Chairperson Ross stated should Walmart come in could we make a stipulation on what the fascia looks like. It was stated yes. There was no further discussion and Chairperson Ross asked for a motion to close the meeting.

**7. Adjourn**

**A motion was made by Commissioner Meyer to adjourn the March 5, 2015 Planning Commission meeting. The motion was seconded by Commissioner Bingham. The motion carried. The meeting adjourned at 8:35 p.m.**

Minutes were read individually and approved on **March 19, 2015**